

043.A

0007

0028.2

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
471,900 / 471,900
471,900 / 471,900
471,900 / 471,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26-28		PARK ST, ARLINGTON

OWNERSHIP	Unit #:	2
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Owner 1: RADFORD TODD C

Owner 2: OZIK DANA

Owner 3:

Street 1: 28A PARK ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: PAQUET RAYMOND A & -

Owner 2: PAQUET KATHERYNE M -

Street 1: 26-28 PARK ST UNIT 2

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1920, having primarily Wood Shingle Exterior and 1195 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

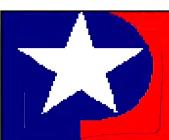
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7747			Easemen	-5								G7	1.			

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	471,900			471,900		271845
							GIS Ref
							GIS Ref
							Insp Date
							05/31/18



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	30772
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	20:23:50
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	471,900	0	.	.	471,900		Year end	12/23/2021
2021	102	FV	458,200	0	.	.	458,200		Year End Roll	12/10/2020
2020	102	FV	451,400	0	.	.	451,400	451,400	Year End Roll	12/18/2019
2019	102	FV	446,400	0	.	.	446,400	446,400	Year End Roll	1/3/2019
2018	102	FV	394,600	0	.	.	394,600	394,600	Year End Roll	12/20/2017
2017	102	FV	359,600	0	.	.	359,600	359,600	Year End Roll	1/3/2017
2016	102	FV	359,600	0	.	.	359,600	359,600	Year End	1/4/2016
2015	102	FV	332,200	0	.	.	332,200	332,200	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PAQUET RAYMOND	56916-134		5/27/2011	Bankruptcy	307,000	No	No		
PAQUET RAYMOND	46590-35		12/2/2005	Family		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/10/2006	259	Re-Roof	16,000			G7	GR FY07	& VINYL SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
8/4/2021	USPS	MM	Mary M
5/31/2018	Measured	DGM	D Mann
3/21/2006	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

